

ZA16 0034

# Special Exception Application



ROANOKE

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SEP 06 2016

CITY OF ROANOKE  
PLANNING BUILDING &  
DEVELOPMENT

Planning Building and Development  
Room 166, Noel C. Taylor Municipal Building  
215 Church Avenue, S.W.  
Roanoke, Virginia 24011  
Phone: (540) 853-1730 Fax: (540) 853-1230

Application Checklist: ☒ Application Form

☐ Written Narrative

☐ Development Plan

☐ Elevation

☐ Filing Fee

Date: 8/29/16

## Property Information:

Street Address: 2202 Broadway Avenue, SW Roanoke 24014

Official Tax No(s): 1050701

Size of Property (acres or square feet): 6,250

Base Zoning District: PM-1 Overlay Zoning District: \_\_\_\_\_

Request for a special exception as set forth in Section 36.2- 311, Zoning, Code of the City of Roanoke (1979), as amended.

Briefly describe the special  
exception request:

to establish a homestay on the property

## Applicant Information:

Name: Wendi Wagner Phone Number: 540-537-0009

Address: 2202A Broadway Ave, SW E-Mail: wwagner888@gmail.com

Wendi Wagner  
Applicant's Signature:

## Owner Information:

Name: Wendi Wagner Phone Number: 540-537-0009

Address: 2202A Broadway Ave, SW E-Mail: wwagner888@gmail.com

Wendi Wagner  
Owner's Signature:

Application accepted as submitted in accordance with the provisions of Chapter 36.2, Zoning, Code of the City of Roanoke (1979), as amended.

Emcarr  
Secretary to the Board's Signature

09/06/16  
Intake Date

October 12, 2016  
Public Hearing Date

The intention of this request is to establish the property at 2202 Broadway Avenue, owner occupied Apartment A, as a homestay provider listing in Airbnb. As the owner of this triplex since April of 2000, I have lived in apartment A and rented/managed apartments B and C. My apartment occupies the entire first floor of the home. The two rental apartments are on the second level of my home. Apartment A entrance is on Wycliffe; Apartments B and C entrances are on Broadway. The property has one driveway on Wycliffe with off street parking on Broadway, Wycliffe, and 22<sup>nd</sup> Street. My Airbnb listing would offer shared space for 1-2 persons.

I have been using Airbnb in the United States and internationally since 2011. My first experience was finding a host family for my 19 year old daughter travelling to Los Angeles. She was able to stay in a nice home with local people who helped her navigate a new city. Because hosts and guests are linked to social media through Airbnb, it is easy to verify identity through Facebook and Linked In profiles. As a host, and as a guest, I look for multiple reviews and references before booking a stay.

Preparing to host requires a great deal of preparation and Airbnb guides hosts through the process. Becoming a host is a lot of work and responsibility. Because my property is in such an ideal location, I decided to pursue the possibility. I live just a short walk from Sweet Donkey Coffeehouse, Carillion Research Facilities, River's Edge, and the Roanoke Greenway. My space is available to provide shared space for 1-2 guests and is perfect for Medical professionals, Roanoke Go Outside Festival, Deschutes planning/events, and those in Roanoke to access the beauty of the Blue Ridge Parkway and Appalachian Trail.























# ATTACHMENT A ZONING MAP EXCERPT 2202 BROADWAY AVE. SW

## Legend

	Subject Property
<b>Zoning</b>	
	AD: Airport Dev
	AD(c): Airport Dev Conditional
	CG: Commercial-General
	CG(c): Commercial-General Conditional
	CLS: Commercial-Large Site
	CLS(c): Commercial-Large Site Conditional
	CN: Commercial-Neighborhood
	CN(c): Commercial-Neighborhood Conditional
	D: Downtown
	D(c): Downtown Conditional
	I-1: Light Industrial
	I-1(c): Light Industrial Conditional
	I-2: Heavy Industrial
	I-2(c): Heavy Industrial Conditional
	IN: Institutional
	IN(c): Institutional Conditional
	INPUD: Institutional Planned Unit Dev
	INPUD(c): Institutional Planned Unit Dev Conditional
	IPUD: Industrial Planned Unit Dev
	IPUD(c): Industrial Planned Unit Dev Conditional
	MX: Mixed Use
	MX(c): Mixed Use Conditional
	MXPUD: Mixed Use Planned Unit Dev
	MXPUD(c): Mixed Use Planned Unit Dev Conditional
	R-12: Res Single-Family
	R-12(c): Res Single-Family Conditional
	R-3: Res Single-Family
	R-3(c): Res Single-Family Conditional
	R-5: Res Single-Family
	R-5(c): Res Single-Family Conditional
	R-7: Res Single-Family
	R-7(c): Res Single-Family Conditional
	RA: Res-Agricultural
	RA(c): Res-Agricultural Conditional
	RM-1: Res Mixed Density
	RM-1(c): Res Mixed Density Conditional
	RM-2: Res Mixed Density
	RM-2(c): Res Mixed Density Conditional
	RMF: Res Multifamily
	RMF(c): Res Multifamily Conditional
	ROS: Recreation and Open Space
	ROS(c): Recreation and Open Space Conditional
	UF: Urban Flex
	UF(c): Urban Flex Conditional
	Floodplain Overlay, F

0 12.5 25 50 Feet

1 inch = 50 feet

